

0012047 336

NO TITLE SEARCH
NO CONSIDERATION
EXEMPT TRANSFER

THIS DEED dated January 31, 1997, from Mary Tyler Doub and Alfred Tyler, II, Personal Representatives of the estate of Robb Tyler, the Grantors, to Mary Tyler Doub, Trustee of the Trust for the benefit of Mary Tyler Doub under the Will of Robb Tyler, and Alfred Tyler, 2nd, a/k/a Alfred Tyler, II, Trustee of the trust for the benefit of Alfred Tyler, 2nd under the Will of Robb Tyler, the Grantees.

Robb Tyler died on March 6, 1993, predeceased by his first wife, Elizabeth W. Tyler, who died while domiciled in Baltimore County, Maryland on May 12, 1987 (see Estate No. 62100 in Office of Register of Wills for Baltimore County, Maryland).

Robb Tyler died on March 6, 1993, leaving as his Last Will and Testament a Will dated November 21, 1988, a First Codicil thereto dated November 21, 1988, a Second Codicil thereto dated July 5, 1990, a Third Codicil thereto dated July 3, 1992 and a Fourth Codicil thereto dated July 14, 1992, and said Will and Codicils were duly filed and admitted to probate in the office of the Register of Wills for Baltimore County, Maryland (Estate No. 77437) as the decedent's Last Will and Testament (said Will and Codicils being hereinafter referred to, collectively, as "the Decedent's Will").

Letters of Administration for the estate of Robb Tyler, deceased, were granted on April 2, 1993 to Mary Tyler Doub and Alfred Tyler, II as Personal Representatives under the decedent's Will, and they duly qualified as such and are currently serving in such capacity.

The Decedent was survived by his only two children, Mary Tyler Doub and Alfred Tyler, 2nd.

By Paragraph A of Item FOURTH of the Decedent's will, the Decedent's residuary estate which included the property hereinafter described (hereinafter referred to as the "subject property") was to be divided among the Decedent's descendants who were living at the time of his death, per stirpes; and, accordingly, the subject property was to be divided into two equal shares, one for the Decedent's daughter, Mary Tyler Doub, and one for the Decedent's son, Alfred Tyler, 2nd.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

24 2/24/97

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 2/24/97

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By Paragraph A.1 of Item FOURTH of the Decedent's Will, the share of the Decedent's residuary estate, including the subject property, so provided for Mary Tyler Doub is to be paid over and distributed to Mary Tyler Doub as Trustee of a trust to be administered for her benefit under Paragraph A.1.C of that Item and the share thereof so provided for Alfred Tyler, 2nd is to be paid over and distributed to Alfred Tyler, 2nd as Trustee of a trust to be administered for his benefit under that same Paragraph.

The Personal Representatives hereby distribute the hereinafter described property pursuant to the Last Will and Testament of Robb Tyler and Section 9-105 of the Estates and Trusts Article of the Annotated Code of Maryland.

FOR NO CONSIDERATION, the Grantor grants and conveys to the Grantees, their respective heirs, personal representatives and assigns, as tenants in common in the proportions set for below, in fee simple, the property located in Baltimore County, Maryland, described in Exhibit A attached hereto and made a part hereof.

TOGETHER will all improvements thereon, and the rights, alleys, ways, waters, privileges, appurtenances, and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed to the Grantees, their respective heirs, personal representatives and assigns, in fee simple, forever, as tenants in common in the following shares and proportions:

As to Mary Tyler Doub, Trustee of the trust for the benefit of Mary Tyler Doub under the Will of Robb Tyler, an undivided 50% interest; and

As to Alfred Tyler, 2nd, Trustee of the trust for the benefit of Alfred Tyler, 2nd under the Will of Robb Tyler, an undivided 50% interest;

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WITNESS the hands and seals of the Grantors.

WITNESS:

M. McPhall

Mary Tyler Doub (SEAL)
MARY TYLER DOUB
Co-Personal Representative of the
Estate of Robb Tyler

M. McPhall

Alfred Tyler, II (SEAL)
ALFRED TYLER, II
Co-Personal Representative of the
Estate of Robb Tyler

STATE OF MARYLAND

COUNTY/CITY OF Baltimore

)
) to wit:
)

I HEREBY CERTIFY that on JANUARY 31, 1998, before me,
a notary public of the State of Maryland, personally appeared Mary Tyler Doub, Co-
Personal Representative of the estate of Robb Tyler, deceased, one of the Grantors
named in the foregoing deed, and acknowledged it to be her free act and deed.

David C. [Signature]
Notary Public

My commissions expires 11/1/98.

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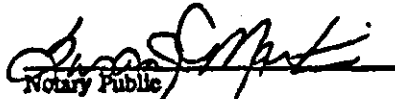
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STATE OF MARYLAND

COUNTY/CITY OF Baltimore

)
) to wit:
)

I HEREBY CERTIFY that on January 11, 21, 1996, before me, a notary public of the State of Maryland, personally appeared Alfred Tyler, II, Co-Personal Representative of the estate of Robb Tyler, deceased, one of the Grantors named in the foregoing deed, and acknowledged it to be his free act and deed.


Notary Public

My commissions expires 11/1/96.

I HEREBY CERTIFY under the penalties of perjury that I am an attorney admitted to practice before the Court of Appeals of Maryland, and that this deed was prepared by me or under my supervision.


C. Van Leuven Stewart

Please return to:

C. Van Leuven Stewart, Esquire
Stewart, Plant & Blumenthal, LLC
Suite 910
7 Saint Paul Street
Baltimore, Maryland 21202-1626

83557.02:ev

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EXHIBIT A

PARCEL ONE

BEGINNING for the same at a point on the South 15 degrees 34' East 107.15 foot line described in the Confirmatory Deed dated April 12, 1968, from Ruth G. Muir, et al, Grantors to Chesaco Park Holding Co., Inc., Grantee, and recorded among the Land Records of Baltimore County in Liber O.T.C. 4866, folio 669, at the distance of 32.15 feet from the end thereof, then running and binding on the outline of the Chesaco Park Holding Co., Inc. property as described in the above mentioned Deed and running and binding on the edge of the waters of Clay Bank Creek for the following three courses and distances: South 15 degrees 34' East 32.15 feet, South 3 degrees 59' West 115 feet, South 43 degrees 44' East 87.63 feet to the place of beginning of the land described in the Deed dated September 16, 1954, from Union Trust Company of Maryland, Trustee, Grantor, to Robb Tyler and Elizabeth Worthington Tyler, Grantees, which Deed is recorded among the Land Records of Baltimore County in Liber G.L.B. 2556, folio 336. Thence running reversely along the North 51 degrees 8' 30" East 3,030.89 foot line described in said Deed of September 16, 1954 (allowing for a variation of 7 degrees 31" in the courses, the bearings used in said Deed of September 16, 1954, being on the true meridian, whereas the bearings used herein being on the magnetic meridian) South 88 degrees 39' 30" West 1,110.59 feet to a point. Thence leaving the outlines of the property described in the aforementioned Deed of September 16, 1954, North 18 degrees 47' West 214 feet to a point. Thence North 63 degrees 31' East 241 feet to a point. Thence North 26

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degrees 28' West 95 feet to a point. Thence North 67 degrees 13' East 873.80 feet to the place of beginning containing 6.12 acres.

BEING all that parcel of land with all improvements thereon which was conveyed to Robb and Elizabeth W. Tyler by Chesaco Park Holding Co., Inc. by Deed dated February 4, 1972, recorded in the Land Records of Baltimore County in Liber S249, folio 349, together with all the rights of ingress and egress, which Robb and Elizabeth W. Tyler possess or are from time to time entitled to under that certain Deed of Easement and Agreement dated February 4, 1972, between them and The Marley Neck-Patapsco Company and The Baltimore and Ohio Railroad Company, Grantors, recorded among the Land Records of Baltimore County in Liber S249, folio 352.

PARCEL TWO

BEGINNING for the same at the point of beginning of the tract of land conveyed to Robb and Elizabeth Worthington Tyler by Union Trust Company of Maryland, as Trustee under the Will of and Executor of the Estate of Marie B. Kavanaugh, by Deed dated September 16, 1954 recorded among the Land Records of Baltimore County in Liber 2556, folio 336; said point of beginning being also the end of the South 43 degrees 44' East 87.68 foot line described as the third line in the Deed dated February 4, 1972 from Chesaco Park Holding Co., Inc. mentioned above in the description of Parcel One, thence running from the point of beginning the six following courses and distances:

South 51 degrees 18' East 29.32 feet,
South 90 degrees 5' West 206.21 feet,
South 42 degrees 41' East 198.38 feet,
South 25 degrees 13' West 150 feet,

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South 25 degrees 41' West 144.13 feet,

South 23 degrees 23' East approximately 55 feet,

to a point on the Northern boundary line of the proposed through highway known as the Windlass Moravia Freeway interchange with Interstate Highway 95; thence along and being part of the north boundary of the said proposed through highway South 62 degrees 59' West approximately 572 feet to a point; thence North 27 degrees 18' West approximately 100 feet to a point on the extension of the South 62 degrees 59' West 711.84 foot line described in Deed from Robb Tyler and Elizabeth Worthington Tyler to Chesaco Park Holding Co., Inc. dated February 4, 1972, recorded among the Land Records of Baltimore County in Liber 5249, folio 951; thence along said line as extended and along said northern boundary of the proposed through highway South 62 degrees 59' West approximately 362 feet to the easterly end of the said 711.84 foot line; thence along the easterly boundary line of the tract conveyed to Chesaco Park Holding Co., Inc. by the aforesaid deed, North 27 degrees 18' West 284.0 feet; thence along the southerly line of the tract conveyed to Robb and Elizabeth Tyler by Chesaco Park Holding Co., Inc., described, North 58 degrees 39' 30" East 1,110.59 feet to the point of beginning; together with all improvements thereon.

PARCEL THREE

BEGINNING for the same at the westerly end of the South 62 degrees 59' West 711.84 foot line described as the third line of the tract of land conveyed by Robb Tyler and Elizabeth Worthington Tyler to Chesaco Park Holding Co., Inc., by the above-mentioned deed recorded in Liber 5249, folio 951, thence running from the point of beginning the twelve following courses and distances:

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South 89 degrees 58' East 117.91 feet,
South 73 degrees 1' East 159.41 feet,
South 84 degrees 57' East 138.61 feet,
South 79 degrees 9' East 907.75 feet,
South 48 degrees 25' East 296.33 feet,
North 51 degrees 3' East 523.81 feet,
North 23 degrees 52' West 114.50 feet,
North 63 degrees 20' West 59.61 feet,
North 71 degrees 55' West 142.17 feet,
North 50 degrees 56' West 90.77 feet,
North 26 degrees 24' West 320 feet,

North 23 degrees 23' West approximately 156 feet,
to the southeast corner of the above-described Parcel Two at the
easterly end of the South 62 degrees 59' West approximately 572
foot line, being part of the northern boundary of the proposed
through highway mentioned in the description of Parcel Two,
thence following the said southerly boundary thereof as above-
described South 62 degrees 59' West approximately 572 feet,
thence North 27 degrees 18' West approximately 100 feet, thence
South 62 degrees 59' West along the southerly boundary of Parcel
Two and the southerly boundary of the tract of land conveyed to
Chesaco Park Holding Co., Inc. by the above-mentioned deed
recorded in Liber 5249, folio 981, a distance of approximately
974 feet to the point of beginning.

The bearings in the descriptions of Parcels Two and Three
are based on the true meridian.

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BEING part or all that parcel of ground that was granted and conveyed by Union Trust Company of Maryland, Trustee, et al, unto Robb Tyler and Elisabeth W. Tyler, his wife, by deed dated September 16, 1954 and recorded among the Land Records of Baltimore County, State of Maryland, in Liber 2556, folio 336, which parcel contained approximately 33.40 acres saving and excepting therefrom a lot of ground 0.74 acres, more or less, conveyed by Maryland Brass and Metal Works to the Baltimore County Commissioners by Deed dated December 28, 1937 recorded in the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1020, Folio 336, and shown on a plat filed therewith and recorded in Plat Book No. 12, Folio 4; and also three rights-of-way or easements granted by the Maryland Brass and Metal Works to the Baltimore County Commissioners by Deeds, as to the first dated December 24, 1937, recorded among the said Land Records in Liber C.W.B.Jr. No. 1019, Folio 399, shown on a plat filed therewith in Plat Book No. 12, Folio 3, and as to the second, dated December 28, 1938, recorded among the said Land Records in Liber C.W.B.Jr. No. 1050, Folio 193, shown on a plat filed therewith in Plat Book No. 12, Folio 23 and as the third, dated June 12, 1941, and recorded among the said Land Records on June 12, 1941, prior to the aforementioned Deed dated September 16, 1954.

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State of Maryland Land Instrument Intake Sheet ☒ Baltimore City ☐ County: Frederick

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

Type or Print in Black Ink Only—All Copies Must Be Legible

() Check Box if Addendum Initial & Form is Attached

Type(s) of Instruments	<input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Other	Other	IF FD SURF 3	3.00
Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms- Length Sale (9)	Arms-Length (1)	Arms-Length (2)	Arms-Length (3)
Test Exemptions (If Applicable)	Each Valued State Transfer County Transfer	Permit PK #0 TRUSTEE'S HAND TRUST L.A. W. J.C.	24 135	03-45 14

Consideration and Tax Calculations	Purchase Price/Consideration	\$ - 0 -	Transfer and Recordation Tax Consideration	\$
	Any New Mortgage		Transfer Tax Consideration	\$
	Balance of Existing Mortgage	\$ - 0 -	X () % =	\$
	Other		Less Exemption Amount	\$
	Other		Total Transfer Tax	\$
Full Cash Value	\$	Recordation Tax Consideration	\$	
		X () per \$500 =	\$	
		TOTAL DUE	\$	

Fee	Amount of Fee	Dec. 1	Dec. 2	Agent
	Recording Charge	\$ 20		Tim B...
	Surcharge	\$ 3		
	State Recordation Tax	\$		
	State Transfer Tax	\$		
	County Transfer Tax	\$		
	Other	\$		
				Ag. Tax/Other

Description of Property	District	Property Tax ID No. (B)	Grantee's Initials/Folio	Map	Parcel No.	Van. LOG
	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000
	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000
	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000	1576-00-00000000
	Location/Address of Property Being Conveyed (C)					
	Other Property Identifiers (if applicable)					
	Water Meter Account No.					

Residential	Yes	No	For Sample of Grant Grant	Amount
Partial Conveyance?	Yes	No	Description/Amount of SoP/Acreage Transferred:	

Transferred From	Dec. 1 - Grantor(s) Name(s)	Dec. 2 - Grantor(s) Name(s)
	THOMAS L. DONALD & ALICE J. DONALD II	
	PR. 7-11-1980 to 11-11-1980	
Transferred To	Dec. 1 - Owner(s) of Record, if Different from Grantor(s)	Dec. 2 - Owner(s) of Record, if Different from Grantor(s)
	MAURITIA L. DONALD & ALICE J. DONALD II	
	ALICE J. DONALD II	

Other Names to Be Indexed	Dec. 1 - Additional Names to be Indexed (Optional)	Dec. 2 - Additional Names to be Indexed (Optional)

Contact/Mail Information	Instrument Submitted By or Contact Person	Return to Contact Person
	Name: B. RADORE	
	Phone: 410-659-2600	
	Address: 120 W. FAUETTE ST. BALTO. MD 21201	Hold for Pickup
	Phone: 410-659-2600	Return Address Provided

Assessment Information	Is IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantor's principal residence?
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify:

Assessment Use Only - Do Not Write Below This Line	Transfer Number	Acquisition Verification	When	Post	Transfer Verification
	11	11	11	11	11
	11	11	11	11	11
	Transfer Number	Acquisition Verification	When	Post	Transfer Verification
	11	11	11	11	11
	11	11	11	11	11

Signature	Stamp - Clerk's Office
	County - 00AT
	Post - Office of Planning

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